

June 23, 2009

Chairman Bagi called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, June 23rd, 2009 at 7:31 p.m. Roll call showed other Board members in attendance to include: Robert Himes, Mark Mabelitini, Lauryn Bayliff, and Rodney Kidwell. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Absences

Mr. Mabelitini **moved to excuse Mr. David Watkins and Mr. Adam Blake from the meeting**, seconded by Ms. Bayliff. **Motion carried.** Ayes: Mabelitini, Bayliff, Kidwell, Himes, and Bagi. Nays: None.

Citizens signing the register: Suzanne Collins, John Lucas, Joan Lucas, and Larry Riesser.

Mr. Watkins joined the meeting at 7:32 p.m.

Minutes

Chairman Bagi asked for discussion. There being none, Mr. Kidwell **moved to approve the May 26, 2009 meeting minutes as written**, seconded by Mr. Mabelitini **Motion carried.** Ayes: Kidwell, Mabelitini, Himes, Bagi, and Watkins. Nays: None. Ms. Bayliff abstained from the vote.

Citizens Comments Not on the Agenda

There were none.

New Business

John & Joan Lucas - 402 W. Main Street, Tipp City - Lot No. 364 - The applicant requested approval for the relocation and installation of \pm 63 linear feet of 3' tall wrought iron fencing near the front (corner side yard) property line abutting S. Seventh Street.

Present zoning district: R-2/RA- Urban Residential/Old Tippecanoe City Restoration and Historic District

Zoning Code Section(s): 154.052(l)(5)

Mr. Spring stated that the applicant requested approval for the relocation and installation of \pm 63 linear feet of 3' tall wrought iron fencing adjacent to the front (corner side yard) property line abutting S. Seventh Street. The existing fencing would be removed from its current location and project easterly, (towards S. Seventh Street) in a rectangular shape, \pm 3' from the eastern property line.

Mr. Spring noted that the proposed fencing was 36" tall, wrought iron construction. There was not an original Restoration Board approval for the current fencing.

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Section 154.052(l)(5) indicates that the Restoration & Architectural Board of Review shall review plans for "ornamentation of features such as windows and door lintels, quoin, soffits, cornices, fences, railing, and the like." The Guidelines for the Old Tippecanoe City Restoration and Historic District booklet also states that "A Certificate of Appropriateness is required before installation or replacement of a fence."

Mr. Spring stated that if a Certificate of Appropriateness was approved, the applicant would be required to obtain an approved Zoning Compliance permit and pay the corresponding permit fee.

Mr. John Lucas, 402 W. Main Street was present.

Board Members found the following: Fenced would be moved to 4' from the sidewalk; the current fence was present at the time of purchase three years prior; Southern Ornamental Iron out of Dayton would be installing the fence.

Chairman Bagi asked for further discussion. There being none, Mr. Himes **moved to approve the application as submitted**, seconded by Ms. Bayliff. **Motion carried.** Ayes: Himes, Bayliff, Mabelitini, Kidwell, Watkins, and Bagi. Nays: None.

Suzanne Collins, Director for the Main Street Preschool - 8 W. Main Street, Tipp City - Tipp City United Methodist Church - Lot No.'s 35,36,116,115 - The applicant requested approval for the installation of \pm 140 linear feet of 4' tall welded steel fencing in the courtyard area abutting S. Third Street and the existing off-street parking area.

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Zoning Code Section(s): 154.052(l)(5)

Mr. Spring stated that the applicant requested approval for the installation of \pm 140 linear feet of 4' tall welded steel fencing in the courtyard area abutting S. Third Street and the existing off-street parking area of the church. The proposed fencing was 4' tall, welded steel construction, and black in color.

Mr. Spring noted that Zoning Code Section 154.052(l)(5) indicated that the Restoration & Architectural Board of Review shall review plans for "ornamentation of features such as windows and door lintels, quoin, soffits, cornices, fences, railing, and the like." The Guidelines for the Old Tippecanoe City Restoration and Historic District booklet also states that "A Certificate of Appropriateness was required before installation or replacement of a fence."

Mr. Spring stated that if a Certificate of Appropriateness was approved, the applicant would be required to go before Planning Board for site plan approval. Once approval was obtained from Planning Board an approved Zoning Compliance permit would be required.

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Mrs. Collins, 6611 Roberta Drive, representative for Main Street Preschool at United Methodist Church was present.

Board Members found the following: Preschool was located at the United Methodist Church; fence would be in the side yard and would be used to provide a green space area for the children to play in; area would not have any play equipment; would have a gate access from outside of the building – no direct entry to area from building; Restoration Board does not regulate height requirements of fencing for play areas; height was up to the discretion of the Planning Board and site plan approval; no specific height requirements are noted in the Zoning Code.

Chairman Bagi asked for further discussion. There being none, Mr. Mabelitini **moved to approve the installation of ± 140 linear feet of 4' tall welded steel fencing in the courtyard area**, seconded by Mr. Himes. **Motion carried.** Ayes: Mabelitini, Himes, Watkins, Bayliff, and Bagi. Nays: None.

Old Business

There was none.

Miscellaneous

There was none.


Adjournment

Chairman Bagi asked for further discussion or comments. There being none, Ms. Bayliff **moved for adjournment**, seconded by Mr. Kidwell and unanimously approved. Meeting adjourned at 7:47 p.m.

APPROVED:


Vice Board Chairman Joe Bagi
MABELITINI

ATTEST:


Mrs. Kimberly Patterson - Board Secretary

